

24 Balsillie Crescent, Monash, ACT, 2904

House For Sale

Friday, 17 January 2025



THE
PROPERTY
COLLECTIVE

24 Balsillie Crescent, Monash, ACT, 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



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Your Ultimate Family Oasis

Welcome to 24 Balsillie Crescent, Monash where space, style, and location collide in the best way possible! This stunning single-level home sits proudly on a generous 776m² block in one of Tuggeranong's most family-friendly suburbs. With four spacious bedrooms, two bathrooms, and parking for six cars, four in the garage and two under the carport, this home is the ultimate all-rounder. The best part is you're just steps from Monash Primary School, leafy playgrounds, and minutes to Lake Tuggeranong, Greenway CBD, and Erindale Shopping and Leisure Centre.

Step inside and soak up the vibe. The light-filled interiors flow through multiple living areas, offering space for everyone to spread out or come together. The renovated kitchen is the heart of the home, featuring a gas cooktop, electric oven, stainless steel appliances, and plenty of storage. Whether you're hosting friends or whipping up a quick family meal, this space makes it all a breeze.

The segregated master bedroom is your private retreat, with built-in robes and ensuite. The other three bedrooms are generously sized, all with built-in robes, so there's room for the whole family. A freshly renovated bathroom adds a touch of luxe, while the ducted gas heating and evaporative cooling systems keep things cool in summer and toasty in winter. For added peace of mind, the back-to-base alarm system has you covered.

Outside, the backyard is your private playground. Spacious entertainment area includes an integrated BBQ ready for long summer nights, the garden shed handles the storage, and the low-maintenance yard gives the kids and pets room to run wild.

Living in Monash means you're at the heart of it all – with schools, parks, shops, and transport all just moments away. This isn't just a home; it's your lifestyle upgrade waiting to happen!

The Perks:

- 4 bed, 2 bath, 6 car design
- Multiple living areas
- Spacious and modern family home
- Abundance of natural light
- Segregated master bedroom complete with built-in robes and ensuite
- Renovated kitchen with gas cooktop, electric oven, dishwasher and ample bench and storage space
- Ducted gas heating and evaporative cooling systems
- Large 4 car garage plus 2 car carport, with electric security gate
- Large entertainment area off family room with integrated outdoor BBQ
- Spacious backyard perfect for kids and pets
- Garden shed
- Video surveillance and back to base alarm system
- Steps away from Monash Primary School and playgrounds, minutes to Lake Tuggeranong, Greenway CBD, Erindale Shopping and Leisure Centre

The Numbers:

- Block size: 776m²
- Internal living: 160 m²
- Garage: 59m²
- Carport: 36m²
- Build year: 1991
- EER: 2.5 stars
- Rates: \$755 per quarter
- Land tax (investors): \$1,365 per quarter
- Unimproved Value: \$512,000 (2024)

- Rental Estimate: \$760 to \$800 per week